140.A	0003	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	588,100	/	588,100
USE VALUE:	588,100	/	588,100
ASSESSED:	588,100	/	588,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 12

Owner 1:	MAZZOLA JEAN M/TRUSTEE
Owner 2:	12 NEWPORT ST REALTY TRUST
Owner 3:	
Street 1:	90 EVERETT ST
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ERIKA K & -
Owner 2:	MAZZOLA JEAN M -
Street 1:	90 EVERETT ST #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1590 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	584,000	4,100		588,100
Total Card	0.000	584,000	4,100		588,100
Total Parcel	0.000	584,000	4,100		588,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.87 | /Parcel: 369.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	311585
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!15753!

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	584,000	4100	.		588,100		Year end	12/23/2021
2021	102	FV	566,500	4100	.		570,600		Year End Roll	12/10/2020
2020	102	FV	557,800	4100	.		561,900	561,900	Year End Roll	12/18/2019
2019	102	FV	502,500	4100	.		506,600	506,600	Year End Roll	1/3/2019
2018	102	FV	443,500	4100	.		447,600	447,600	Year End Roll	12/20/2017
2017	102	FV	403,600	4100	.		407,700	407,700	Year End Roll	1/3/2017
2016	102	FV	403,600	4100	.		407,700	407,700	Year End	1/4/2016
2015	102	FV	372,300	4100	.		376,400	376,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:18:36

LAST REV

Date	Time
09/17/18	13:29:03
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15753

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ERIKA K	66658-494		1/12/2016	Convenience	1	No	No		
MICCO JAMIE,	64961-263		2/25/2015		440,000	No	No		
SHAYAN SHAHPOOR	53469-232		8/31/2009		365,500	No	No		

USER DEFINED

Prior Id # 1:	90145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	139	Manual	2,741	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
5/21/2013	Info Fm Prmt	EMK	Ellen K
5/3/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8129																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.31037736
Const Adj.:	0.98000199
Adj $ / SQ:	391.673
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717422
Depreciation:	133441
Depreciated Total:	583982

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1590,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	411.26
Special Features:	0	Val/Su Net:	367.30
Final Total:	584000	Val/Su SzAd	367.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,590	391.670	622,759

Net Sketched Area:	1,590			Total:	622,759
Size Ad	1590	Gross Area	1590	FinArea	1590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

140.A-0003-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X11	A	GD	1922	26.36	T	30	102			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100